

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Bassetts Road, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000

&

\$583,000

Median sale price

Median price \$600,000

Property Type House

Suburb Doreen

Period - From 01/04/2020

to 30/06/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17 Shoal Cirt DOREEN 3754	\$600,000	28/07/2020
2	9 Madonna St DOREEN 3754	\$598,000	26/05/2020
3	3 Coolgardie Way DOREEN 3754	\$558,000	20/05/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/08/2020 09:44



Property Type: House
Land Size: 396 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$583,000
Median House Price
June quarter 2020: \$600,000

Comparable Properties



17 Shoal Cirt DOREEN 3754 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 28/07/2020
Property Type: House
Land Size: 410 sqm approx



9 Madonna St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$598,000
Method: Sale by Tender
Date: 26/05/2020
Property Type: House
Land Size: 426 sqm approx



3 Coolgardie Way DOREEN 3754 (REI/VG)

Agent Comments



Price: \$558,000
Method: Private Sale
Date: 20/05/2020
Rooms: 7
Property Type: House (Res)
Land Size: 448 sqm approx